

1 BILL NO. R-85-08-09

2 DECLARATORY RESOLUTION NO. R-100-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lot "B" in the Plat of Merchandise
13 Place Addition to the City of Fort
14 Wayne, Indiana, as recorded in Plat
15 Book 29, pages 146-148, on file in the
16 office of the Recorder of Allen County,
17 Indiana, EXCEPT that part hereof con-
18 taining 41,448 square feet, more or
19 less, as described in the conveyance
20 thereof by Schlatter Hardware, Inc.
21 to State Farm Mutual Automobile In-
22 surance Company by deed dated April 15,
23 1977, recorded in the office of the
24 Recorder of Allen County, State of Indiana,
25 on April 26, 1977, as Instrument K 1861;

26 said property more commonly known as 710 Ley Road, Fort Wayne,
27 Indiana 46825;

28 WHEREAS, recommendations have been received from the
29 Committee on Finance and the Department of Economic Development
30 concerning said Resolution;

31 WHEREAS, notice of the adoption and substance of said
32 Resolution has been published in accordance with I.C. 5-3-2 and
a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,
the Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

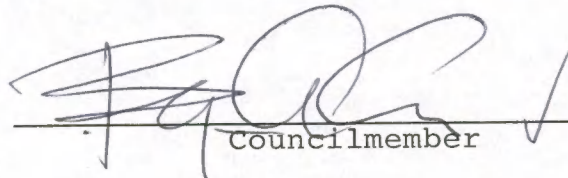
31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
32 THE CITY OF FORT WAYNE, INDIANA:

Page Two

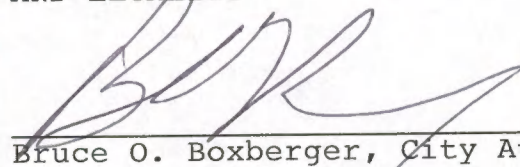
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the above described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Quinta, seconded by Star, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 8th day of August, 19 85, at 7:00 o'clock P..M., E.S

DATE: 8-13-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Quinta, seconded by Star, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 8-27-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-100-85
on the 27th day of August, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy

Mark E. GiaQuinta

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of August, 19 85, at the hour of 11:30 o'clock 11.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of August, 19 85, at the hour of 8:30 o'clock 7.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant ALL-PHASE REAL ESTATE COMPANY
2. Owner(s) JOHN M. WILLIAMSON and JOAN M. WILLIAMSON
3. Address of Owner(s) 136 Club Course Drive
Hilton Head, South Carolina 29928
4. Telephone Number of Owner(s): (803) 671-4837
5. Relationship of Applicant to Owner(s) if any Applicant is purchasing from Owner; there is no other relationship.
6. Address of Applicant* 875 Riverview Drive
Benton Harbor, Michigan 49022
7. Telephone number of Applicant: (616) 983-0103
8. Address of Property Seeking Designation 710 Ley Road,
Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) See Attached.
10. Township WASHINGTON
11. Taxing District City of Fort Wayne

*Name, address and telephone number of contact person is:
Patrick J. Kinney, P.O. Box 24, Law & Title Building,
811 Ship Street, St. Joseph, Michigan 49085
Telephone (616) 983-0103.

12. Current Zoning M-2
13. Variance Granted (if any) None required.
14. Current Use of Property
- a. How is property presently used? Property is vacant land and is presently not being used.
- b. What Structure(s) (if any) are on the property? None.
- c. What is the condition of this structure/these structures N/A
15. Current Assessed Value of Real Estate
- a. Land \$11,100.00
- b. Improvements None
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$865.18
17. Description of Proposed Improvements to the Real Estate
- Construction of an approximate 18,000 square foot steel and masonry building for use by All-Phase Electric Supply Co. as a warehouse and sales distribution facility.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Fall of 1985 or Spring of 1986.
- b. When is completion expected? January or August of 1986, depending upon the starting date.
19. Cost of Project (not including land costs) \$400,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 26

b. What is the nature of those jobs? Sales, purchasing, warehousing, delivery, computer operators and general office workers.

c. Anticipated time frame for reaching employment level stated above?

22 immediately upon completion and 26 within three years.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

No additional required.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The entire City of Fort Wayne has experienced an economic down turn which has impaired normal commercial development.

-
-
23. How will the proposed designation further the economic development objectives of the City of Fort Wayne?_____

Increased payroll in the community. Better services to existing and new commerce and industry in fulfilling their electrical supply needs through more extensive inventories sold at competitive prices. Additions to tax base with minimal required city services.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.
-
-

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? Applicant is in the process of obtaining a commitment from an existing bank where it has a line of credit (either American Fletcher in Indianapolis or National Bank of Detroit) to purchase bonds issued by the Economic Development Commission to finance the project. A local Fort Wayne bank has also expressed an interest in buying such bonds. The cost of the project not provided for by the sale of bonds will be paid for by Applicant using existing unsecured lines of credit or excess cash generated from the rents from Applicant's other buildings.

I hereby certify that the information and representation on this Application are true and complete.

X John M. Williamson
Signature (s) of Owners
JOHN M. WILLIAMSON

8-1-85
Date

X Joan M. Williamson
JOAN M. WILLIAMSON

8-1-85

ALL-PHASE REAL ESTATE COMPANY,
Applicant

8-2-85

By: Patrick J. Kinney
Patrick J. Kinney, Partner

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

EXHIBIT 1

Legal Description

The legal description for the land being acquired and on which the building will be built is as follows:

Lot "B" in the Plat of Merchandise Place Addition to the City of Fort Wayne, Indiana, as recorded in Plat Book 29, pages 146-148, on file in the office of the Recorder of Allen County, Indiana, EXCEPT that part thereof containing 41,448 square feet, more or less, as described in the conveyance thereof by Schlatter Hardware, Inc. to State Farm Mutual Automobile Insurance Company by deed dated April 15, 1977, recorded in the office of the Recorder of Allen County, State of Indiana, on April 26, 1977, as Instrument K 1861.

1077
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-08-09

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (710 Ley

Road; All Phase Real Estate Company)

EFFECT OF PASSAGE A building will be constructed on property that is present
vacant of approximately 18,000 square foot steel and masonry for use by
All-Phase Electric Supply Co. as a warehouse and sale distribution facility
Approximately 26 jobs will be needed.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

August 14, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of August 17, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-85-08-08 & R-85-08-09
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-08-08 AND R-85-08-09)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on August 13, 1985,
date
designating property at 710 Ley Road; Fort Wayne, IN-- All Phase
Real Estate Company

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, August 27, 1985, at 7:00 P.M.,
date, time & place
One Main Street, City-County Building, First Floor, Room 128, Fort
Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines	4
Head number of lines	17
Body number of lines	2
Tail number of lines	23
Total number of lines in notice	

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢	6.90
cents per line	
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	1.00
TOTAL AMOUNT OF CLAIM	7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Aug. 17 19 85 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the Drusilla Roose undersigned who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 8/17/85

Subscribed and sworn to me before this 17th August 19 85 Anne M. Perkins Notary Public November 29, 1985 My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-08-08 AND R-85-08-09)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on August 13, 1985, designating property at 710 Ley Road; Fort Wayne, IN-- All Phase Real Estate Company, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 27, 1985, at 7:00 P.M., One Main Street, City-County Building, First Floor, Room 128, Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Aug. 17, 1985

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

8/17/85

Subscribed and sworn to me before this 17th day of August 1985

Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-08-08 AND R-85-08-09)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on August 13, 1985, designating property at 710 Ley Road; Fort Wayne, IN- All Phase Real Estate Company, an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, August 27, 1985, at 7:00 P.M., One Main Street, City-County Building, First Floor, Room 128, Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk



The City of Fort Wayne

August 27, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For All-Phase Real Estate Company

Dear Mr. Eisbart:

On August 6, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 710 Ley Road as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on August 20, 1985. A formal review of the site and an interview with Patrick Kinney was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
August 27, 1985
Page 2

Rationale

The above stated recommendation is based upon the following rationale:

Effective Utilization of Vacant Under-Utilized Land
Improvement of Physical Appearance of the City
Increase in Employment (26) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

del

BILL NO. R-85-08-09

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 8-27-85

SANDRA E. KENNEDY
CITY CLERK